

Minutes Projects subcommittee 7/14/2021

Attendees: John Kight, Jeff Carroll, John Ramirez, Rich Sena

Guest: Robert Imler

This area of BISD excludes the north Central section in the COB that was discussed 7/1/2021. It is east of Hwy 87 and North of 46 from the city limits to Bergheim at FM3351. According to the demographers report this area will have 3753 housing units in the next decade. Approximately 57% of them coming from one planning unit 66, Esperanza. The remainder of this quadrant will have scattered pockets of population, none more than 256 houses and most under 100. We split this area into three smaller groupings, North Central, Esperanza and Bergheim areas.

North Central: Planning units 48 and 49 have the majority of housing units in this sector. In Planning unit 48: Durango, Overlook, Kendall Oaks, Bent Tree, Yates have the most housing units and are part of the north end of Main Street (Hwy 87). They are in the ETJ of Boerne and are served well by the current roads. We think the developments closer to Main street would ultimately benefit from sidewalks into town.

The Bergheim area and north of 46 is also well served by local roads. Crossing the Guadalupe is the constraint for cross county mobility in middle part of the county. To move school and emergency/fire support east and west we use either Hwy 46 or Hwy 474. There is not way to cross east/west midcounty due to the Guadalupe River.

A mid county crossing over the Guadalupe has been previously discussed and proposed by other transportation groups. A more natural crossing would be from the end of Kreuzberg Rd. across the river and connecting to Gourly or Thomas Rd. to intersect with 3351. This requires a low bridge to remain navigable in most flood conditions other than a flood of record. Private property is involved. Something to consider as needs demand.

Esperanza posed a different set of problems than the other areas in this quadrant. At full build there will be 2134 housing units in Esperanza and the area East of it is in a wait and watch mode to decide whether to develop or not. Esperanza uses Hwy 46 for access and egress. There will ultimately be four entrances. Esperanza does have ROW to make a "back door" in and out of Esperanza towards Adler. There were several options discussed, all of them contentious. The least contentious and the only one within city limits is to capture the property that is currently on the market between Esperanza and Bentwood and connect to 474 along Deer Creek Rd. Using Deer Creek Rd. alignment creates congestion and backups as it meets 474, the high school entrance is just south of this intersection. It is along the city limit line. At the junction of FM474 and Adler putting in a roundabout would move traffic more smoothly through this intersection. Until then restriping a center "safe" lane going north on 474 from Adler keeps traffic from backing up on Adler.

Along Adler road in front of the Elementary School we recommend adding additional roadway on the north side of the road for through traffic and separating it from school traffic. This moves traffic around

the school. With a reconfiguration of Adler, School and Main this allows traffic to “go around” downtown.

Another idea surfaced to route west bound traffic around downtown with several routes.

Take Esser North to Adler to Main and out I10. Several changes make this possible. Use roundabouts at 474 and Adler, reconfigure the end of Adler and bump Adler on the north ROW in front of the elementary school to separate through traffic and school traffic. You would also be able to travel on Blanco to Main St. For Football game nights use shuttles and arrange to use parking areas such as City Park, churches and other larger lots frequently empty in the evenings.

To move traffic off 46 closer in to downtown using Plant St. and putting in roundabouts at Blanco and Plant and again at Plant and Adler.

We do recommend a pedestrian connection from Esperanza to Bentwood possibly along Brown Creek to connect with Champion Blvd and the High School and the Bentwood area to the Elementary in Esperanza.

We do recommend signage along Hwy46 east of town to direct traffic going to I10 to use FM3351.

We also recommend a parking garage in downtown Boerne.

We are recommending the larger committee to handle more contentious options in the Northeast quadrant.

Northeast Summary Key

18	ST: Putting in sidewalks and a center turn lane along school St. from 1376 to I10 access. By taking this to 1376 we'll capture any new multifamily areas close into North Main along School	Using existing ROW
19	LT: Connect Kreutzburg rd crossing the Guadalupe and connecting with Thomas or Gourly Rd. This gives us a mid county east/west crossing clearing the Guadalupe River.	Purchase land, bridge
20	ST: Create a walk/bike path along Brown Creek between Esperanza and Bentwood. LT: Acquire land on the west side of Esperanza and connecting the dedicated ROW in Esperanza to Deer Creek Rd on the northern boundary of Bentwood. This is in the city limits.	Purchasing land that is currently for sale between these two neighborhoods
21	Roundabouts at the intersections of Adler/FM474, Plant and Blanco, Plant and Adler.	
22	ST: Using the ROW of Adler and move the roadway north in front of the Elementary and separate through traffic from School traffic.	
23	ST: Encourage BISD to create parking opportunities at City Park, churches and other lots that are unused in the evenings and shuttle football fans on game nights.	
24	ST: Add a center turn lane and sidewalk along Esser	Restriping